

Table 1: Residential Development Potential - Includes Density Transfer from Areas within the 65 Ldn Noise Contour

	Current Planned Land Use	PC Recommendation	Route 50 Task Force	BOS Recommendation
Land Bay				
A ^{1,a}	1,476	1,476	1,476	1,476
B ¹	320	320	320	320
C ^{2,b}	462	992	992	462
D ^{3,c}	85	183	183	183
E ⁴	0	0	946	0
F ^{5,A,B}	0	0	1,329	1,280
F ⁶	0	8	35	8
G ⁷	0	185	185	185
H ⁸	0	0	44	11
I ^{9,A,C}	0	174	696	505
J ^{10,d,C}	40	240	82	240
K ¹¹	0	540	540	0
L ^{1,e}	1,310	1,310	1,310	1,310
M ^{12,A}	0	0	0	0
Total	3,693	5,428	8,138	5,980

¹ 25% of the developable acreage at 16 dwelling units per acre

² Current Planned Land Use and BOS Recommendation both assumed no residential development. PC Recommendation and Route 50 Task Force both assumed 25% of the developable acreage at 16 dwelling units per acre.

³ Current Planned Land Use assumed no residential development. PC Recommendation, Route 50 Task Force, and BOS Recommendation all assumed 100% of the developable acreage at 4 dwelling units per acre.

⁴ Current Planned Land Use, PC Recommendation, and BOS Recommendation all assumed no residential development. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre.

⁵ Current Planned Land Use and PC Recommendation both assumed no residential development. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre. BOS Recommendation assumed 25% of the developable acreage at 16 dwelling units per acre.

⁶ Current Planned Land Use assumed no residential development. PC Recommendation and BOS Recommendation both assumed 25% of the developable acreage at 16 dwelling units per acre. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre.

⁷ Current Planned Land Use assumed no residential development. PC Recommendation, Route 50 Task Force, and BOS Recommendation all assumed 25% of the developable acreage at 16 dwelling units per acre.

⁸ Current Planned Land Use and PC Recommendation both assumed no residential development. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre. BOS Recommendation assumed 25% of the developable acreage at 16 dwelling units per acre.

⁹ Current Planned Land Use assumed no residential development. PC Recommendation assumed 100% of the developable acreage at 4 dwelling units per acre. Route 50 Task Force Recommendation assumed 100% of the developable acreage at 16 dwelling units per acre. BOS Recommendation assumed second and third story residential uses above first floor retail or employment uses would not be counted against the 4.0 dwelling units per acre density limit ([Arcola Area/Route 50 Corridor Plan](#), Residential Development Policy 2). Assumed a 0.40 FAR over the developable area with 2/3 of the total square footage being devoted to residential uses at 1,000 square feet per unit.

¹⁰ Current Planned Land Use assumed no residential development. PC Recommendation and BOS Recommendation assumed second and third story residential uses above first floor retail or employment uses would not be counted against the 4.0 dwelling units per acre density limit ([Arcola Area/Route 50 Corridor Plan](#), Residential Development Policy 2). Assumed a 0.40 FAR over the developable area with 2/3 of the total square footage being devoted to residential uses at 1,000 square feet per unit. Route 50 Task Force assumed 100% of the developable acreage at 4 dwelling units per acre.

¹¹ Current Planned Land Use and BOS Recommendation both assumed no residential development. PC Recommendation and Route 50 Task Force both assumed 25% of the developable acreage at 16 dwelling units per acre.

¹² Located within the 65 Ldn noise contour. BOS Recommendation assumed density transfer to Land Bay F.

^a Includes 893 approved, but unbuilt units

^b Includes 462 approved, but unbuilt units

^c Includes 85 approved, but unbuilt units

^d Current Planned Land Use assumed 40 approved “by-right” units associated with Winsbury West (SPBL 2005-0002). All other scenarios assumed the area could be developable to a more intense use.

^e Includes 893 approved, but unbuilt units

^A Current Planned Land Use assumed approved non-residential uses associated with Arcola Center at Hutchison Farm (ZMAP 1998-0004). Since the area is currently the subject of an active application all other scenarios assumed the area as developable acreage (Linked to Land Bays F, I, and M).

^B Includes density transfer from Land Bay M (Linked to Land Bay F)

^C Did not assume density could be transferred from parcels located within the 65 Ldn noise contour (Linked to Land Bays I and J).

Table 2: Residential Development Potential - Without Density Transfer from Areas within the 65 Ldn Noise Contour

	Current Planned Land Use	PC Recommendation	Route 50 Task Force	BOS Recommendation
Land Bay				
A ^{1,a}	1,206	1,206	1,206	1,206
B ¹	320	320	320	320
C ^{2,b}	462	992	992	462
D ^{3,c}	85	183	183	183
E ⁴	0	0	946	0
F ^{5,A}	0	0	1,329	333
F ⁶	0	8	35	8
G ⁷	0	180	180	180
H ⁸	0	0	44	11
I ^{9,A}	0	174	696	505
J ^{10,d}	40	240	82	240
K ¹¹	0	254	254	0
L ^{1,e}	1,310	1,310	1,310	1,310
M ^{12,A}	0	0	0	0
Total	3,423	4,867	7,577	4,758

¹ 25% of the developable acreage at 16 dwelling units per acre

² Current Planned Land Use and BOS Recommendation both assumed no residential development. PC Recommendation and Route 50 Task Force both assumed 25% of the developable acreage at 16 dwelling units per acre.

³ Current Planned Land Use assumed no residential development. PC Recommendation, Route 50 Task Force, and BOS Recommendation all assumed 100% of the developable acreage at 4 dwelling units per acre.

⁴ Current Planned Land Use, PC Recommendation, and BOS Recommendation all assumed no residential development. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre.

⁵ Current Planned Land Use and PC Recommendation both assumed no residential development. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre. BOS Recommendation assumed 25% of the developable acreage at 16 dwelling units per acre.

⁶ Current Planned Land Use assumed no residential development. PC Recommendation and BOS Recommendation both assumed 25% of the developable acreage at 16 dwelling units per acre. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre.

⁷ Current Planned Land Use assumed no residential development. PC Recommendation, Route 50 Task Force, and BOS Recommendation all assumed 25% of the developable acreage at 16 dwelling units per acre.

⁸ Current Planned Land Use and PC Recommendation both assumed no residential development. Route 50 Task Force assumed 100% of the developable acreage at 16 dwelling units per acre. BOS Recommendation assumed 25% of the developable acreage at 16 dwelling units per acre.

⁹ Current Planned Land Use assumed no residential development. PC Recommendation assumed 100% of the developable acreage at 4 dwelling units per acre. Route 50 Task Force Recommendation assumed 100% of the developable acreage at 16 dwelling units per acre. BOS Recommendation assumed second and third story residential uses above first floor retail or employment uses would not be counted against the 4.0 dwelling units per acre density limit (Arcola Area/Route 50 Corridor Plan, Residential Development Policy 2). Assumed a 0.40 FAR over the developable area with 2/3 of the total square footage being devoted to residential uses at 1,000 square feet per unit.

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